

**CITY OF BRENHAM  
BOARD OF ADJUSTMENT MINUTES**

**July 8, 2019**

*The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

A regular meeting of the Board of Adjustment was held on July 8, 2019 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Arlen Thielemann, Chairman  
Jon Hodde, Vice Chairman  
MaLisa Hampton  
Mary Lou Winkelmann

Commissioners absent:

Thomas Painter – death in family

Staff present:

Stephanie Doland, Development Services Director  
Lowell Ogle, Assistant City Manager  
Kim Hodde, Planning Technician

Citizens present:

Ken Lester  
Linda House  
Janell Burney  
Duane D. Cloud  
Malcom Maxey  
Jason Rogers

**1. Call Meeting to Order**

Chairman Thielemann called the meeting to order at 5:20 p.m. with a quorum of four (4) Commissioners present.

**2. Public Comments and Receipt of Petitions**

There were no public comments and/or receipt of petitions.

**3. Reports and Announcements**

There were no reports or announcements.

**CONSENT AGENDA**

**4. Statutory Consent Agenda**

The Statutory Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

**4-a. Minutes from the May 13, 2019 Board of Adjustments Meeting**

Chairman Thielemann called for any corrections or additions to the minutes as presented. A motion was made by Commissioner Hodde and seconded by Commissioner Hampton to approve the minutes from the May 13, 2019 meeting, as presented. The motion carried unanimously.

**REGULAR AGENDA**

- 5. **Public hearing, Discussion and Possible Action on Case Number B-19-004: A request by Carmen and Martha Cruz for a Variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.1.05(1) to allow a 43-foot lot width, where a minimum 60-foot lot width is required, and to allow a lot area of 5,160 square feet, where a minimum 7,000 square foot lot area is required, for an existing single-family residence located at 1807 Harrell Road, described as Part of Lots 8 and 9, Block 1 of the Beacon Hill, in Brenham, Washington County, Texas.**

Stephanie Doland presented the staff report for case No. B-19-004 (on file in the Development Services Department). Ms. Doland stated that Brenham Wholesale Grocery purchased properties adjacent to this lot and they are trying to plat the properties into one lot. This plat would include the Cruz tract. Ms. Doland stated that this property was platted in 1913, prior to being located in the City and prior to County adopted subdivision standards. The original lots were 25’ wide and very long. Currently, this lot is 43’ wide by 120’ deep and contains 5,160 square feet of land. Without a variance to this lot, it would be a sub-standard lot. If a variance is granted, it would make the lot in conformance should it ever change ownership. Staff recommends approval of the requested variance as presented.

Chairman Thielemann opened the Public Hearing at 5:28 pm and asked for any comments. Malcolm Maxey, 1809 Harrell Road, stated that the house on this property is less than 10’ from his property. Mr. Maxey stated that the property has been in his family for many years and when it was originally sold to Tommie Wellmann, he was told that the house would be demolished, a new home rebuilt and a privacy fence put up on the property line but the property has been sold again and nothing has been done. Ms. Doland replied that she is unsure of what the Cruz family plans to do with the property long-term; however, if the house were to be removed and rebuilt it would have to meet current standards. Mr. Kenneth Lester pointed out his family’s property, then asked and received clarification regarding the existing city limits. There were no other comments.

Chairman Thielemann closed the Public Hearing at 5:43 pm and re-opened the Regular Session.

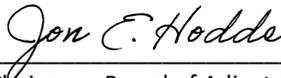
A motion was made by Commissioner Winkelmann and seconded by Commissioner Hampton to approve a variance to reduce the lot width to 43-feet and the lot area to 5,160 square feet for the property located at 1807 Harrell Street (Case No. B-19-004), as presented. The motion carried unanimously.

**6. Adjourn**

A motion was made by Commissioner Hodde and seconded by Commissioner Hampton to adjourn the meeting at 5:45 pm. The motion carried unanimously.

*The City of Brenham appreciates the participation of our citizens, and the role of the Board of Adjustment in this decision-making process.*

Certification of Meeting Minutes:

  
\_\_\_\_\_  
Chairman, Board of Adjustment

February 10, 2020  
\_\_\_\_\_  
Meeting Date

  
\_\_\_\_\_  
Attest, Staff Secretary

February 10, 2020  
\_\_\_\_\_  
Meeting Date